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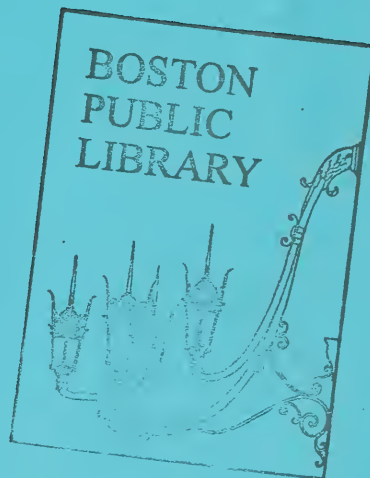
A TOUR OF THE CITY FOR THE AMERICAN SOCIETY OF NEWSPAPER EDITORS

Robert J. Ryan, Director
Boston Redevelopment Authority

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City of Boston

NOVEMBER 1980

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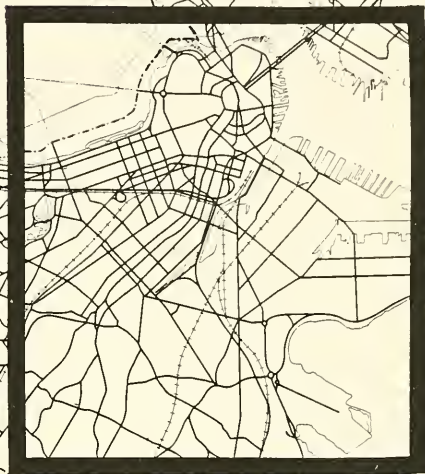
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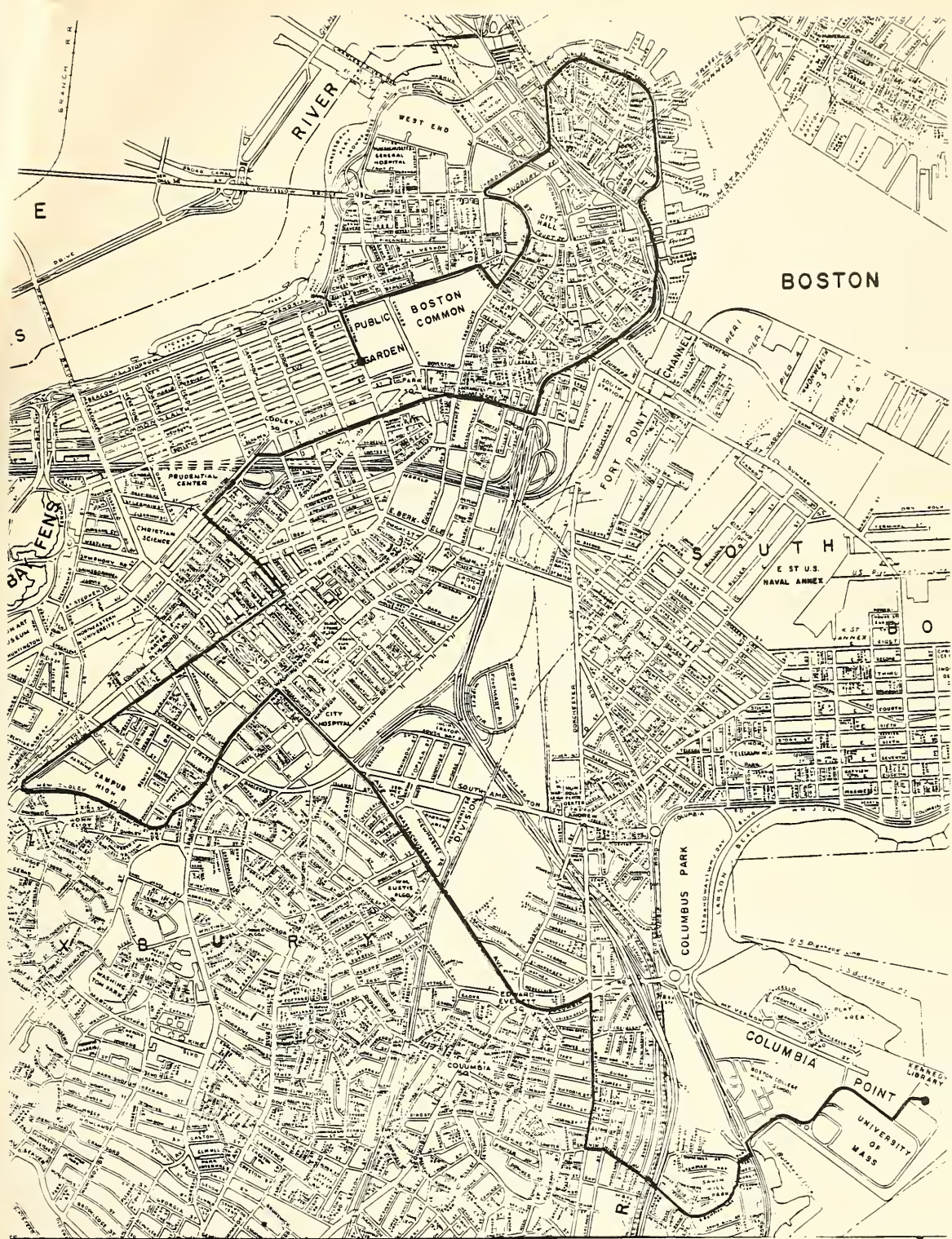


EDITOR'S TOUR

NOVEMBER 1980









This is a tour which is intended to show the diversity of Boston. Obviously we cannot see more than a sampling of the city, but we have tried to include a cross-section of neighborhoods and downtown.

We will start on Columbia Point, which is the site of one of the city's most troubled housing projects. We will proceed to one of the more stable residential areas and then travel along a typical neighborhood commercial strip. We will pass through an industrial area. We will see schools designed to provide Boston students with job skills needed to compete in the modern job market. And we will ride by one of the largest mass transit projects ever undertaken in this state.

Before arriving in the downtown, we will be able to see the many changes taking place in the South End, a neighborhood in the process of revitalization.

The tour is comprehensive in that it shows the New Boston and parts of the city that are not so new. Most important, it shows what has been done and what remains to be done. We hope it provides some insight into a city that has gone through two decades of significant growth. We hope also it shows a city that is poised on another era of growth and change.



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- 1) Kennedy Library provides one of the unparalleled views of Boston Harbor. And out in the harbor are a number of islands for which there are ambitious plans. The rediscovery of Boston's waterfront, locating a facility such as the Kennedy Library on the harbor, has helped increase interest in the redevelopment of the harbor islands for a variety of recreational uses.
- 2) University of Massachusetts at Boston is a vital part of the state's system of higher education. The Harbor campus has an enrollment of 7800 students and 1200 faculty members. It means improved access to higher education for the city's lower and middle income students. Institutions of this sort account for the college student population of more than 100,000 in Boston. Higher education and medicine, account for a considerable percentage of Boston's employment base. It is estimated that one out of 6 jobs in Boston are either in higher education or medicine.
- 3) Columbia Point is a public housing project which contains 1500 units, about 3/4 of which are vacant. A long-range development program calls for creation of a 1500-unit mixed income community. Bayside Mall, a shopping center that's now closed, will be renovated to serve community needs and the entire project will be re-oriented towards the water, with a major new waterfront park. In addition to the Kennedy Library and the U Mass campus, the Columbia Point peninsula has seen development of the First National Bank of Boston's data center and support facilities, as well as Boston College High School.
- 4) Savin Hill is a typical, stable Victorian neighborhood, predominantly Irish Catholic. It is one of many Boston neighborhoods which finds itself within a few minutes walk to Boston Harbor. A portion of Savin Hill Avenue becomes a neighborhood of "triple-deckers," the housing style which accompanied the growth of Boston's street car suburbs.
- 5) Dorchester Avenue is a typical neighborhood commercial strip where the city has installed new sidewalks, and new street lights. Several stores on the street are participating in the city's storefront improvement program, whereby the store owner receives a 20 percent rebate towards the cost of facade renovation.
- 6) On Dorchester Avenue there is the 97-unit Edison Green elderly housing project, which replaced some old commercial properties and rundown triple deckers.



- 7) On Columbia Road, several buildings have been renovated by a non-profit group known as the Neighborhood Housing Services. These were properties once owned by a large, absentee owner and NHS, with the help of Community Block Grant money from the City, was able to acquire them and convey them to the new owners. A good portion of the renovation was carried out by the new owners of the buildings.
- 8) The Newmarket Area is the location of many meat and poultry dealers who relocated to this district as part of the city's effort to restore the Faneuil Hall Marketplace. At this location they have direct access to both rail and major highways, which is something that was completely lacking in their former location at Faneuil Hall Market.
- 9) Boston City Hospital in the past decade has undergone a \$52 million building program. A new residence tower for doctors and nurses, an outpatient department (which spans Harrison Avenue), and a new heating plant, have helped the hospital regain its standing as a major medical facility.
- 10) Crosstown Industrial Park is a 40 acre industrial park being developed by the city's Economic Development and Industrial Corporation in conjunction with a minority controlled community based developer corporation.
- 11) Crosstown Industrial Park Digital, Phase I: Digital Equipment Corporation, 1st tenant in the CTIP, occupied 60,000 sq. ft. high technology manufacturing facility mid-1979, 150 permanent jobs.
- 12) Crosstown Industrial Park Digital, Phase II: Digital is in planning stages for doubling in size of existing facility for additional 60,000 sq. ft. and 150-200 new manufacturing jobs. Estimated cost of expansion and original building \$6 million.
- 13) Crosstown Industrial, Park, Parcel 2, Healthco: Healthco, Inc. to be tenant with Boston EDIC and Community Development Corporation of Boston developers; \$1.5 million EDA Grant plus \$5 million EDIC industrial revenue bond, plus \$1.6 million UDAG Funds and EDIC site improvements; 166,000 square feet manufacturing, warehouse, lab facility; total cost \$8.1 million; 203 construction jobs, 300 permanent jobs.
- 14) Washington Street Elevated: The "elevated" portion of the MBTA's Orange Line will be demolished once the new Orange Line is relocated to the Southwest Corridor. It is anticipated that the removal of this blighting influence will set off considerable new commercial investment along this major artery.



- 15) Madison Park High School: A \$25 million facility designed as a campus-type educational institution. Madison Park is but one of the 32 new schools built in Boston over the past decade.
- 16) Adjacent to Madison Park is the Hubert Humphrey Occupational Resource Center, representing the city's commitment to providing high school students with job skills required to compete in the Boston job market. This facility, which cost in excess of \$30 million, is a keystone in meeting the city's goal of providing a job for every high school graduate who does not go on to college. It offers training in medical care, culinary arts, electronics and those job skills for which there is a growing demand in Boston's service-oriented economy.
- 17) The \$750 million Southwest Corridor project is the largest public investment ever undertaken in the Commonwealth of Massachusetts. This mass transit corridor will contain rapid transit, commuter rail and Amtrak lines. Originally cleared as the innerbelt that would connect I-95 to the north with the suburbs to the southwest of Boston, the Corridor project was halted because of numerous protests by community groups in Boston and Cambridge. In 1970 the Commonwealth declared a moratorium on construction of highways within the metropolitan core and in 1973, after a joint regional transportation study, it was determined that all future transportation projects within the metropolitan core would involve public transit. The Corridor will link seven neighborhoods of Boston with downtown and it is anticipated that considerable development, including residential and development, will take place along the Corridor. Extensive landscaping will make the Corridor a linear system of parks and open space.
- 18) Tremont Street is one of two major streets in the South End that will undergo complete reconstruction. Starting next spring, both Tremont Street and its parallel artery, Columbus Avenue, will be rebuilt at a cost of \$8 million. The project will include new utilities, new brick sidewalks, new lights, and tree plantings, all of which are designed to give the streets more of a neighborhood/residential character.
- 19) Roxe Homes: Completed 1972-73 with an investment of \$7 million; contains 364 mixed-income units and some ground floor commercial space.
- 20) Piano Craft Guild: Completed in 1975 with an investment of \$3.3 million; contains 182 mixed-income dwelling units converted from the former Chickering Piano Factory.



- 21) The Greenhouse is a 300-unit luxury housing project that completes the development of parcels surrounding the Christian Science complex. Over 1500 units of housing have been developed on the parcels adjacent to the Christian Science Center and more than half of those units are publicly assisted housing. The Greenhouse is one of three large market-rate housing projects underway in Boston at the present time.
- 22) The Colonnade Hotel is one of the several hotels built in Boston over the last decade. It was completed in 1972 at a cost of \$15 million. It contains 300 rooms, parking for 200 cars and two restaurants.
- 23) Christian Science Center Complex: Completed in 1974 at a cost of \$45 million; serves as the International Center for the Mother Church, including 270,000 square feet in the Administration Tower, a Sunday School and publishing/administrative space for the Christian Science Monitor.
- 24) Prudential Center Complex: Completed over the 1960-70 period on 31 acres of land previously used as a railroad yard; total investment of \$210 million with one million square feet of office space in the central tower; 430,000 square feet in the South Building; 325,000 square feet of retail space with 31 stores; three 26-story apartment buildings containing 781 luxury units, and a 3,000 car underground parking garage.
- 25) Sheraton Hotel Addition: Completed in 1976 at a cost of \$18 million, containing 450 rooms in addition to the 1,000 rooms in place, and new ground floor commercial space.
- 26) The interchange of the Mass. Turnpike at Copley Square will soon be the site of Copley Place, a \$318 million project with 1700 hotel rooms, 300,000 square feet of retail space (including a Neiman-Marcus store), a 700,000 square foot office building, 100 units of mixed income housing and parking for 1400 cars. Copley Place will receive a UDAG grant of \$18.8 million. The city will loan the developer \$15 million of that grant. The developer will then repay the city, with interest, over a 25-year period. The repayment will amount to \$42 million and this recycled money will be used by the city to underwrite development in the city's neighborhoods. The developer of Copley Place has also agreed to comply with a resident job policy whereby 50 percent of jobs created by Copley Place, both during construction and after completion, will be set aside for city residents.



- 27) John Hancock Tower: Completed in 1976 with an investment of \$75 million; contains 60 stories with 1.8 million square feet in office space, 50,000 square feet in retail space, and an adjacent \$6.2 million parking garage for 2,200 cars.
- 28) First Cadets Corps Armory is a facility that has recently been renovated to provide function space for the Park Plaza Hotel, which is also undergoing extensive renovation. Four years ago the Hilton chain was ready to close this hotel. However, a local hotel operator, the Saunders family, has purchased the hotel and have succeeded in rejuvenating the former Statler Hilton.
- 29) The large hole in the ground will become a new State Transportation Building, a \$70 million project that will be under construction in a matter of weeks. This building will house all the state transportation agencies. Moreover, its lower levels will remain open after regular office hours. The lower levels will contain an 8-story atrium space with a variety of shops, restaurants and cafes that will be oriented to people coming and going to the nearby theatres.
- 30) Shubert Theatre is one of Boston's oldest theatres, having opened more than 70 years ago. It has recently undergone a \$1.7 million renovation program.
- 31) The Wilbur Theatre, another of Boston's older theatres, is now under new ownership. It will also be refurbished. The project will be assisted by the CARD program. This is a state-sponsored program which allows existing businesses within a CARD (Commercial Area Revitalization District) to use industrial revenue bonds to finance expansion. The industrial revenue bonds, of course, provide financing that's well below the interest rate for conventional bank loans.
- 32) Metropolitan Center is a focal point of the city's efforts to enhance and upgrade its theatre district. The Met Center was built as a movie palace in the 1920's and has been used primarily as a movie theatre in recent years. Now, with the construction of a new stage house, the Metropolitan Center will serve as a major performing arts center. With 4200 seats, and its updated stage area, it will be used by large dance companies, operatic productions and other performing arts groups which formerly had to bypass Boston because there was no theatre of sufficient size to accommodate those productions.



- 33) The National Nutrition Center is a \$20 million facility that is being developed by Tufts University and the U. S. Department of Agriculture. This will be a 20-story building.
- 34) The construction which spans Washington Street is New England Medical Center's \$40 million pediatrics wing. An interesting feature of this project is that permission to build was granted by the city only after New England Medical Center agreed to an in-lieu payment that favors the hiring of Boston residents. TNEMC will pay the city a "head" tax each year of \$140 for every employee who lives outside the city. The payment for employees residing in Boston is \$25 per employee.
- 35) Two buildings on Lincoln Street and Essex Street house manufacturing facilities and offices for Teradyne Corporation, a company which produces electronic testing equipment. Teradyne was founded 20 years ago and rented a small amount of space in one of these buildings. It has not only expanded to these two buildings, but it is in the process of adding to its operation through renovation of a manufacturing plant on Washington Street. That will provide jobs for 2000 people.
- 36) South Station, once the hub of rail travel in New England, is in the process of being transformed into an intermodal transportation center. All Amtrak trains, commuter runs, commuter buses and intercity buses will use the new center. On air rights over the track area and Transportation Center the BRA will develop a hotel/office complex. A temporary terminal for Trailways buses is in operation until the Transportation Center is ready.
- 37) Dewey Square is the site of a major office building, which will contain almost a million square feet of office space.
- 38) The Federal Reserve Bank of Boston moved to its new building in 1978. Diagonally across the street is Stone & Webster Engineering. This building is headquarters for more than 4000 employees.
- 39) The former Sheraton Building has just undergone a major renovation. This is one of several older office buildings which are being virtually rebuilt as Class A space because of the demand for office space in Boston.
- 40) Harbor Towers, the first residential development on the Boston waterfront, contains 700 residential units. The building was designed by I. M. Pei.

- 41) The New England Aquarium, which attracts some 600,000 visitors each year, was another of the early pioneers on Boston's revitalized waterfront.
- 42) The New England Telephone Company is renovating this building on Atlantic Avenue for executive offices. It was formerly used to house electronic equipment.
- 43) Construction is underway on the \$30 million, 400-room hotel being developed by Boston Urban Properties Inc. for the Marriott Corporation. This is one of the last major parcels to be developed in the waterfront urban renewal area.
- 44) Christopher Columbus Park is the most dramatic example of Boston's program to open up its waterfront to visual and pedestrian access. By "pulling" Atlantic Avenue back from the water's edge, land was made available for this park, which was built at a cost of \$2.5 million.
- 45) Mercantile Wharf Building is a 19th century granite wharf structure that was recycled for residential use. The middle of the building was literally carved out to create the 121 apartments, half of which are low and moderate income units.
- 46) Christopher Columbus housing for the elderly, with 150 units, is one of two elderly housing projects developed on the waterfront.
- 47) The Prince Building is a former macaroni factory that was also converted to housing. This building, with two levels added, contains 45 condominiums.
- 48) Boston City Hall: Built in 1963 following a nationwide design competition, the Hall serves as the focal point of the Government Center Urban Renewal Project. With a development cost of \$22 million, the building contains 318,000 square feet of office space housing up to 2000 city personnel.
- 49) Sixty State Street: Completed in 1977, this 700,000 net sq. ft. office building was developed by Cabot, Cabot, and Forbes for close to \$60,000,000 and is the international headquarters of the Sheraton Hotel Corporation.
- 50) Old State House: Built in 1712, the building now serves as the home of the Bostonian Society and the State Street MBTA stop demonstrating adaptive new uses for an antique structure.



- 51) 1,2,3 Center Plaza: A 600,000 sq. ft. office building completed in 1969, this structure with commercial tenants on the ground floor is the longest building of its kind in the world and rings the eastern side of Beacon Hill.
- 52) 1 Beacon Street: Developed by Commercial Union Assurance Co. of London, 1973, this building with over a million square feet of office space was sold last year at a profit for \$75,000,000 to the Prudential Insurance Co.
- 53) Granary Burial Ground: One sometimes surmises that there is more great talent and intelligence in Boston underground than above ground - Samuel Adams, John Smibert, the painter, Paul Revere, John Hancock, the Cabots, the Lowells, and all victims of the Boston Massacre.
- 54) Boston Common: Once a cow pasture, now the home of Frisbee throwers, dog walkers, sunbathers, and Downtown workers and shoppers passing through, the Common is the beginning of a 15-mile linked chain of green space running southwest through the City, named "The Emerald Necklace" by its designer, Frederick Law Olmstead.
- 55) Massachusetts State House: Workplace of the Governor and State Legislature.
- 56) Little, Brown & Co., publishing firm.
- 57) Danish Consulate, 21 Beacon Street.
- 58) Parkman Center was established in 1973 by the City of Boston to provide a research and seminar capability to urban policy makers in the public and private sectors.
- 59) Atlantic Monthly Headquarters.
- 60) Harbridge House Research Firm.
- 61) Ritz Carlton Hotel and proposed expansion, 80 additional hotel rooms, 10 floors of \$200,000+ condominiums, Cabot, Cabot, and Forbes, developer.





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